



DOWNTOWN DEVELOPMENT AUTHORITY

420 N Front St.

Suttons Bay, MI 49682

May 14, 2025, at 9:00 am

AGENDA

1. Call to Order
2. Roll call and Notation of Quorum
3. Approval of Agenda
4. Members Conflict of Interest on any item on the agenda
5. Approval of Downtown Development Authority Minutes
6. Public Comments/Written Communication.
PLEASE LIMIT REMARKS TO NO MORE THAN THREE (3) MINUTES
7. Items for Consideration/Action
 - a. Consultant Report
 - b. Bathroom Update
8. Reports-Manager's Update
9. Information and Comments
 - a. Board Members
 - b. DDA Staff
10. Public Comment - PLEASE LIMIT REMARKS TO NO MORE THAN THREE (3) MINUTES
11. Announcements-Next Regular Meeting June 11, 2025
12. Adjournment



DOWNTOWN DEVELOPMENT AUTHORITY

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Meeting Minutes of April 9, 2025

The meeting was called to order at 9:00 am. p.m. by Chairperson Bahle.

Present: Bahle, Popke, Millns, Wierzba, & Lutke,
Absent: Peterson, Sitkins, Derigiotis & Young
Guests: Rob Bacigalupi, Mission North Consulting
Staff present: Petroskey & Larrea

Approval of Agenda

Popke moved, Wierzba seconded, CARRIED, to approve the agenda as presented.

Ayes: 5 No: 0.

Conflict of Interest:

Approval of Downtown Development Authority Minutes

Popke moved, Wierzba seconded, CARRIED, to approve the November 13, 2024, DDA meeting minutes. Ayes: 5, No: 0.

Items for Consideration:

a. Marina/Bathroom Update

Rob Larrea stated that soil samples were taken from the future site of the facility. The surveyors found peat in the soil. They will do additional borings to see if they can find suitable soil to build the bathrooms in the proposed location. Larrea also stated once the location is solidified, they will determine how the facility will be sited, i.e. horizontal or perpendicular to the road.

b. TIF Net Steps

Rob Bacigalupi informed the DDA that the Leelanau County Board of Commissioners chose not to opt into the DDA. Bacigalupi provided a report showing the taxable values in the DDA district and what percentage other entities would contribute if they opted in. DDA members asked if the committee could request a written response from the County

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detailing their reasons why they opted out. This would give the DDA an opportunity to respond to their concerns. Bacigalupi recommended that members begin discussion this year when the County starts budget preparation.

Bahle suggested that the DDA run an awareness campaign. He suggested members introduce themselves to the commissioners as well as talk to their neighbors. Lutke suggested starting with a press release that shows the DDA's progress and explain what the DDA hopes to accomplish with additional funds. It was recommended that this information be provided on the Village website.

Manager's Update: Rob noted that the Spring Newsletter was sent out via email this week.

Information and comments: None

Public Comments: None

Next Meeting is May 14, 2025

The meeting adjourned at 10:05 a.m.

Meeting minutes submitted by Dorothy Petroskey, Clerk.

INVESTING IN THE GATEWAY TO LEELANAU COUNTY

The Suttons Bay Downtown Development Authority (DDA) is delivering visible improvements and economic value to the community—without raising taxes. This is your guide to how it works.

WHAT IS THE DDA?

A Downtown Development Authority (DDA) is a public entity created by a local municipality (in this case, Suttons Bay Village) under Michigan law to support the economic and physical revitalization of a designated downtown district. DDAs exist to:

- Invest in public infrastructure and amenities
- Strengthen small business districts
- Attract visitors, jobs, and residents
- Maintain the cultural and economic core of a community

The Suttons Bay DDA was created to serve this purpose and is governed by a local board of volunteers who live or work in the district. Its work is guided by a state-approved Development and Tax Increment Financing Plan, which defines eligible projects and funding mechanisms.

WHAT IS TIF (TAX INCREMENT FINANCING)?

TIF is a state-authorized funding tool that allows the DDA to reinvest future increases in property tax revenue from within its own boundaries, without raising anyone's taxes. Growth created by the DDA's investment is captured through TIF to pay for these same investments. The State supports TIF in downtown's because it's been proven vibrant downtowns attract talent and help support other parts of the region that produce much less tax revenue.

Here's how it works:

1. When a TIF district is created, the property values inside it are frozen at their then-current levels.
2. As those property values rise (through investment, growth, and inflation), so does the tax revenue.
3. The original tax levels continue going to the County, Township, and others.
4. Only the increase—the tax increment—is redirected into DDA improvements.

This mechanism does not affect tax rates or increase anyone's bill. It only determines how future growth is used.

FREQUENTLY ASKED QUESTIONS

Q: Why is the Suttons Bay DDA asking for support?

A: The Sutton's Bay DDA needs help supporting regionally beneficial projects. Having support from other taxing authorities would help do more projects faster, ultimately benefiting all in the County.

Q: Does this raise taxes?

A: No. Property owners pay exactly the same rates. TIF only captures new revenue from rising values over time.

Q: Is this money being taken from the County or Township?

A: No. They still receive the full tax amount based on 2018 values. Only the new growth is shared.

- Leelanau County's share: <0.2% of annual budget
- Suttons Bay Township: <0.85%
- BATA: negligible

Q: What is the DDA doing with these funds?

We're already delivering improvements:

- Year-Round Restrooms at Marina Park —In planning and design stage
- Marina Pedestrian Bridge —Currently seeking funding/grants
- Pavilion at Marina Park — In discussion phase

Total investment: \$851,616

These projects support families, businesses, and visitors alike.

Q: Why does this matter regionally?

Because downtown Suttons Bay — the gateway to Leelanau County — is the most tax-productive land in the region:

- 18.2x more tax revenue per acre than the County average
- 14.2x more than Suttons Bay Township overall

If we reinvest in what's working, everyone benefits.

Q: Is this permanent?

A: No. ***Assumed TIF plan lifespan: 2018–2035***

After that, 100% of all tax revenue returns to full distribution. The district will be stronger, more valuable, and fully built-out.

BOTTOM LINE

TIF lets Suttons Bay reinvest its own growth into its own future.

It's how we improve public spaces, attract investment, and keep our village strong — without raising taxes.